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Rhonda Francis Summit County Recorder

08/07/2023 02:44:54 PM Fee \$40.00

By FIRST AMERICAN TITLE INSURANCE COMPANY - NCS

Electronically Recorded

PREPARED BY:

Qwest Corporation
C/O Lumen Technologies
931 14th Street
Denver, Colorado 80202

WHEN RECORDED RETURN TO:

Stanley Road, LLC
378 Maple Drive
Park City, Utah 84098

APN: A Portion of Tax Parcel No. S-404

QUITCLAIM DEED

QWEST CORPORATION, a Colorado corporation, formerly known as US WEST Communications, Inc., formerly known as The Mountain States Telephone and Telegraph Company ("**Grantor**"), whose street address is 931 14th Street, Denver, CO 80202, Attention: Vice President of Real Estate, for the consideration of Ten and No/100^{ths} Dollars and No Cents (\$10.00), hereby sells, releases and quitclaims to **STANLEY ROAD, LLC**, a Utah limited liability company, f/k/a Stanley Road Limited Liability Company ("**Grantee**") whose street address is 378 Maple Drive, Park City, Utah 84098, its successors and assigns forever, all of Grantor's right, title and interests in and to the following real property in the County of Summit, State of Utah (the "**Property**"):

See the legal description set forth on **Exhibit A** attached to and by this reference incorporated into this Quitclaim Deed.

with all its appurtenances and any after-acquired title of Grantor, but without warranties of title.

NOTWITHSTANDING ANY PROVISION TO THE CONTRARY CONTAINED IN THIS QUITCLAIM DEED, GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED, ACKNOWLEDGS AND AGREES THAT: (A) GRANTEE WILL HAVE NO CLAIM AGAINST GRANTOR FOR THE STATUS OR CONDITION OF THE PROPERTY; (B) GRANTOR OR ANYONE ON GRANTOR'S BEHALF HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS, ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO: (i) THE VALUE, NATURE, QUALITY, PHYSICAL OR ANY OTHER CONDITION OF THE PROPERTY; (ii) THE INCOME TO BE DERIVED FROM THE PROPERTY; (iii) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY OR PLANS TO CONDUCT ON THE PROPERTY; (iv) THE COMPLIANCE

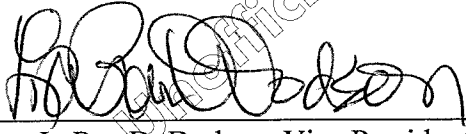
OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, ORDERS, DECISIONS OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (v) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (vi) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO THE PROPERTY; (vii) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; OR (viii) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY; (C) GRANTOR OR ANYONE ON GRANTOR'S BEHALF HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL LAW OR PROTECTION, POLLUTION OR LAND USE, ZONING OR DEVELOPMENT OR REGIONAL IMPACT LAWS, RULES, REGULATIONS, ORDERS, DECISIONS OR REQUIREMENTS; (D) GRANTOR HAS NOT PERFORMED ANY INSPECTIONS OR PROVIDED ANY INFORMATION REGARDING THE PROPERTY TO GRANTEE; (E) GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE IN ITS "AS IS," "WHERE IS" AND "WITH ALL FAULTS" CONDITION AS OF THE DATE OF THIS QUITCLAIM DEED TO THE MAXIMUM EXTENT PERMITTED BY LAW, AND GRANTEE ACCEPTS THE PROPERTY IN SUCH CONDITION; (F) GRANTEE WAIVES ALL OBJECTIONS OR CLAIMS AGAINST GRANTOR ARISING FROM OR RELATED TO THE PROPERTY; (G) . ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF THE INFORMATION AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION; (H) GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, WARRANTIES OR INFORMATION PERTAINING TO THE PROPERTY OR THE OPERATION OF THE SAME, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON; AND (I) THE PROVISIONS OF THIS PARAGRAPH WILL SURVIVE THE RECORDING OF THIS QUITCLAIM DEED.

(Grantor signature on following page)

Signed by Grantor this 7th day of August, 2023.


GRANTOR:

QWEST CORPORATION, a Colorado corporation,
formerly known as US WEST Communications, Inc.,
formerly known as The Mountain States Telephone and
Telegraph Company

By: 
LaRae D. Dodson, Vice President
of Real Estate and Fleet

STATE OF COLORADO)
City of) ss.
COUNTY OF Broomfield)

This instrument was acknowledged before me on this 7th day of August, 2023, by
LaRae D. Dodson as Vice President of Real Estate and Fleet of Qwest Corporation, a Colorado
corporation, formerly known as US WEST Communications, Inc., formerly known as The Mountain
States Telephone and Telegraph Company.


NOTARY PUBLIC
My Commission Expires: 5/29/24

[Seal]

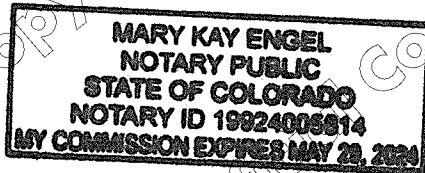


Exhibit A to Quitclaim Deed

Legal Description of Property

Real property in the County of Summit, State of UT, described as follows:

BEGINNING AT A POINT WHICH IS DUE NORTH 566.5 FEET AND NORTH 66°49' WEST 1551.84 FEET FROM THE STONE MONUMENT AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING BEING ON THE SOUTHERLY LINE OF THE UTAH POWER AND LIGHT COMPANY PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED ON JANUARY 11, 1973 AS ENTRY NO. 118532 IN BOOK M44 ON PAGE 496 OF THE OFFICIAL RECORDS; THENCE ALONG SAID PROPERTY LINE NORTH 66°49' WEST 436.00 FEET TO THE EASTERLY LINE OF A SUMMIT COUNTY RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 47°00'23" WEST 273.00 FEET; THENCE SOUTH 66°49' EAST 436.00 FEET; THENCE NORTH 47°00'23" EAST 273.00 FEET TO THE POINT OF BEGINNING

Together with all of Grantor's interest in Water Right No. 35-7941.

Grantor makes no representation or warranty regarding title to or ownership of the Property or the number of acres included in the Property to be conveyed.